

Mule Barn Road Commercial PUD– Project Narrative
18404 Mule Barn Road, Westfield, IN 46074
June 4th, 2021

Owner: Bradley E. Roberts and Jared W. Roberts
18519 Mule Barn Road
Westfield, IN 46074

Petitioner: Patch Development, LLC
400 Alpha Drive,
Westfield, IN 46074

Engineer: American Structurepoint
9025 River Road, Suite 200
Indianapolis, IN 46240

Project Overview

Patch Development, LLC is proposing to change the zoning of 10.00 acres of property from Agriculture (AG-SF1) to a Planned Unit Development (PUD) District to allow for commercial development of the property. The site is currently used for agriculture with no buildings or structures located on site.

Site Development

The proposed use of the property will be a concrete production facility which will allow for the distribution of construction materials to regional development projects. The project will utilize landscaping to screen the facility from local roads and neighbors.

Site Access

Proposed access to the site will come from Mule Barn Road to the east.

Parking

Parking facilities for 25 standard (10' x 20') parking spaces and 15 concrete mixing truck parking spaces (12' x 33').

Drainage

The proposed project will utilize sheet flow to transport runoff to swales and in turn to a detention pond on the north side of the site. An outlet control structure and reinforced concrete pipe will control the release and connect to the existing legal drain located along the east side of the site (west side of Mule Barn Road).

Site Utilities

Water: This site will be serviced with well water.

Sewer: Sanitary requirements for this development will utilize a septic field on the east portion of the site.

Electric: Electric service will be provided from the West side of Mule Barn Road